

Middle Canyon Land Use Advisory Committee (MCLUAC) Meeting Minutes

July 31, 2018. 7pm. West Glacier Elementary School

Trisha McCarthy, Pres. (TM); Dennis Divoky, Vice Pres. (DD); Gary Kauffman, Secretary (GK)

Call to Order: 7:04 pm

Introductions: Mark Mussman, CFM Planning Director

Approval of Agenda: Motion GK; 2nd DD; all in favor

Approval on May 29th Meeting Minutes – GK corrected contact email address then Motion GK; 2nd DD; unanimous.

Note: this has since been corrected by the Planning and Zoning Office.

- Concerns, complaints or questions regarding the Middle Canyon community should be sent to this email address: Planning.zoning@flathead.mt.gov
- Flathead Planning and Zoning office will try to respond within 24 hours.
- If it is a compliance complaint, a citizen of the Middle Canyon can fill out the complaint form provided online and attach it to an email for efficiency.
- Code compliance web page: https://flathead.mt.gov/planning_zoning/codecompliance.php
- Complaint violation form found here: https://flathead.mt.gov/planning_zoning/documents/ComplaintFormupdated12.19.16.pdf

Old Business

Election of MCLUAC Secretary GK. Motion TM; 2nd DD; all in favor

Approval of 2010 By-laws revision (tabled per GK request, to be voted on at next meeting)

New Business

DJS Farms – Major Land Use Application, Donna Valade Planner, CFM. Guest cabins to be replacement for house torn down last year; no rentals planned. Sands Survey presentation of proposed locations. Discussion about floodplain, cabin placement, fill to raise grade, sewage compliance needed verification from FC Health Dept and was done. Motion to approve TM; 2nd GK; unanimous.

Clearview Cell Tower – Major Land Use Application, Rachel Ezell Planner, AICP.

Presentation by Clearview. Attendee participation during discussion regarding height, lighting, location (CALURS reference to interference with the skyline from Hwy 2), definition of 'utility', errors, discrepancies in proposal about height and location. Board of Adjustment Hearing Aug 7th, 6pm. Motion to deny GK; 2nd DD; unanimous.

Discussion and Public Comments

Short Term Rentals – Subcommittee Report, Steve Frye. Subcommittee recommends adopting the Flathead County rules for Short Term Rental (dwellings renting less than 30 days) per Sec. 4.1.6. MM stated to be adopted will require a 1) text amendment, 2) planning board hearing, 3) recommendation to the commissioners' office, 4) commissioners' hearing, 5) 30-day comment period. Will have text draft ready for consideration at next MCLUAC meeting (2.0.1 Performance Standards must be met).

Motion DD; 2nd GK; all in favor

Next Scheduled Meeting tentatively set for August 28, 2018.

Adjournment 8:37 pm. Motion TM; 2nd DD, unanimous.